

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:
(Name) Courtney Mason & Associates P.C.
(Address) 100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) James A. Stroud
(Address) 2916 Berkeley Drive
Birmingham, Alabama 35242

1686

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of TWO HUNDRED FIFTY FIVE THOUSAND AND NO/100ths DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Sue R. Howell and husband, John L. Howell (herein referred to as grantors) do grant, bargain, sell and convey unto James A. Stroud and wife, Nancy N. Stroud (herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 6, Block 1 according to the Survey of Woodford, as recorded in Map Book 8, Page 51 A, B, C and D, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$150,000.00 of the above-recited purchase price was paid from a FIRST mortgage loan closed simultaneously herewith.

\$80,000.00 of the above-recited purchase price was paid from a SECOND mortgage loan closed simultaneously herewith.

BOOK 370 PAGE 507

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

91 OCT 29 AM 11:07

JUDGE OF PROBATE

1. Deed Tax	\$ 25.00
2. Mtg. Tax	\$ 3.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 31.50

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 22nd day of October, 19 91

WITNESS

(Seal)

(Seal)

(Seal)

Sue R. Howell (Seal)
John L. Howell (Seal)

(Seal)

STATE OF ALABAMA }

COUNTY } **General Acknowledgment**

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Sue R. Howell and husband, John L. Howell whose names are _____ signed to the foregoing conveyance, and who are _____ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of October A.D., 1991

23-93

RICHARD D. MIN

Richard D. Min